ARCHITECTURAL PRESERVATION DISTRICT - (AP-2)

Architectural Preservation District AP-2 contains older neighborhoods surrounding Architectural Preservation District AP-1 in the city, such as College Terrace, Burns Lane, Indian Springs, West Williamsburg, and Capitol Heights. These areas have styles ranging from modest bungalows to gabled colonial revival, Dutch colonial revival, Virginia gambrel colonial revival, and vernacular dwellings.

For Guidelines for the modification of existing buildings and structures, see pages 3-6.
For Guidelines for the construction of new buildings and structures, see pages 7-15.

Morecock House (1895, R 2012)
319 Capitol Landing Road

Valashinas House (2018)
430 South Henry Street

Jerome H Casey House (1929)
711 Richmond Road

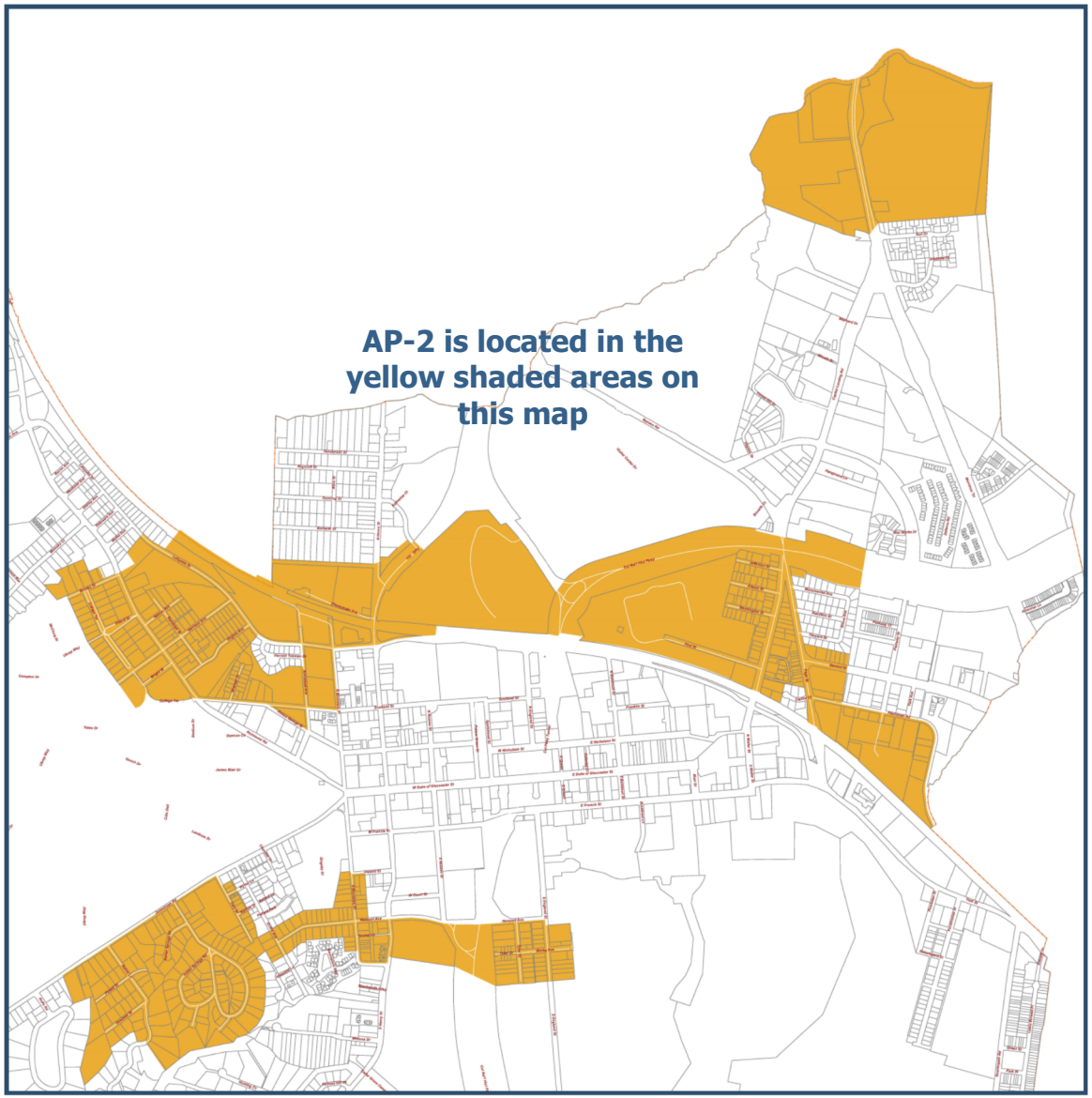
Richardson House (1930,05)
104 Braxton Court

Bel-Meade (1774, R-1946, 13
209 Burns Lane

Brooks House (2009)
518 South England Street

Sigma Nu/Phi Kappa House (1933)
601 College Terrace

Robinson House (1979)
138 Indian Springs Road



City of Williamsburg Architectural Preservation District AP-2

EXISTING BUILDINGS - (AP-2)

Preserving architectural features on the remaining historical buildings in the City is one of the principal goals of the Design Review Guidelines. Maintaining and repairing features such as siding, trim, doors, and windows is essential to that goal. Conservation is preferable to reconstruction because it preserves evidence of past building practices and construction techniques by retaining original materials.

Original wood siding, trim, and architectural features should be maintained and repaired on existing buildings whenever possible. Properties identified as contributing in Chapter 4 - Neighborhoods shall be maintained in the manner prescribed for existing buildings in the Architectural Review District in which they are located. For properties identified as non-contributing, the Architectural Review Board may consider the use of materials allowed for new construction.

Burress House (1966)
207 Burns Lane

Lewis House (1952)
216 Indian Springs Road

Harris House (1931, 10)
605 College Terrace

SIDING - (AP-2)

- Wood siding and trim on buildings listed on or eligible for the National Register of Historic Places (Appendix 1) must be replaced with wood siding and trim that matches or duplicates the existing material or product.
- Wood siding and trim on buildings listed on the City's Listing of Buildings 50 years old or older (Appendix 2) should be replaced with wood siding and trim that matches or duplicates the existing material or product.
- Except for buildings listed on or eligible for the National Register of Historic Places (Appendix 1), the Architectural Review Board may grant the following exceptions on a case-by-case basis for existing buildings:

  1. If the original siding material is wood and it is covered with a synthetic material that cannot be replaced in kind because the siding material is no longer available in the market, replacement with other types of similar synthetic siding may be considered as follows, provided that the original wood material is not removed:

     a. Aluminum siding may be replaced with vinyl siding that resembles horizontal wood siding.

     b. Asbestos siding may be replaced with vinyl siding that resembles horizontal wood siding.

  2. If the original siding material is a synthetic material and cannot be replaced in kind because the existing siding is no longer available in the market, replacement with horizontal wood siding or similar synthetic siding may be considered as follows:

     a. Aluminum siding may be replaced with vinyl or cementitious siding that resembles horizontal wood siding.

     b. Vinyl siding may be replaced with cementitious siding that resembles horizontal wood siding.

     c. Asbestos siding may be replaced with cementitious siding that resembles horizontal wood siding.

     d. Masonite siding or other hardboard sidings may be replaced with cementitious siding that resembles horizontal wood siding.

Morecock House (1895, R 2009)
305 Capitol Landing Road

Pitman House (1916)
503 South England Street

Holland Tourist Home (1928)
601 Richmond Road

Young House (2011)
307 Capitol Landing Road

3. If vinyl siding is approved for use, it shall meet the following standards:

Standard: ASTM D3679 is the accepted industry standard for quality.

Thickness: A minimum of 0.042 inches is required for impact resistance and durability.

Style: A beaded siding with a minimum of 6.5 inches of exposure is required.

Color: White, ivory, and other soft, c olonial-style colors are recommended.

Applicants must provide specifications of their vinyl siding and trim details with their application. The specifications must address the items listed above. When applying vinyl siding over existing siding, it is important to consider retaining trim details with their applications.

- Engineered wood products may be considered on a case-by-case basis.
- Synthetic trim will be considered on a case-by-case basis.

For guidance on rehabbing older buildings, see Chapter 13 Rehabilitation.

WINDOWS, STORMS, AND SHUTTERS - (AP-2)

- Existing wood windows should be retained and repaired for buildings located in AP-2.
- If restoration is not possible, then copies of the original window matching the existing sash and frames with duplicates in wood following the early form and details will be required.
- Other window types may be replaced with windows that are allowed in AP-2 for new buildings or additions on a case-by-case basis.
- Storm windows should be full view and constructed of wood or aluminum.
- An energy panel (interior storms) is an alternative to exterior storms and does not require approval from the Architectural Review Board.
- Operable wooden shutters, painted, sized to fit the opening, must be retained and repaired.
- If restoration of existing shutters is not possible, then copies of the original wood shutter must be sized and installed to fit the opening, with appropriate hardware. Composite, vinyl, and metal shutters are not allowed.

Johnson House (1926, 98)
500 Capitol Landing Road

Potter House (1949)
123 Indian Springs Road

Baxter House (1941, R-1988)
106 Adams Street

SOLAR FACILITIES - (AP-2)

- Only facilities located on the roof are allowed.
- Facilities shall not be visible from the Colonial Williamsburg Historic Area (CW).
- The use of solar roof tiles, laminates, glazing, and other technologies requiring the removal of intact historic fabric or permanently altering or damaging such fabric should be avoided.
- Solar panels should not project greater than 12 inches above the existing roof surface and should not be visible above the roof line of a primary facade.
- Solar panels and their supporting structures should be compatible with the existing roof color.
- Consider placing solar panels on an existing, non-historic addition or accessory structure, thereby minimizing the impact of solar installation on the significant features of the historic resource as well as specifically protecting historic fabric from alteration.
- To the greatest extent possible, avoid placing solar panels on street-facing walls or roofs, including those facing side streets. Installations below and behind parapet walls and dormers or on rear-facing roofs are encouraged.
- Solar panels should not require alterations to significant or character-defining features of a historic resource, such as altering existing roof lines or dormers. Avoid installations that obstruct views of significant architectural features, such as overlaying windows or decorative detailing.

DECKS - (AP-2)

See Section 21-607 of the Zoning Ordinance for setback encroachments.

- Decks are not historical features for buildings constructed before 1945 and are therefore not acceptable in a front yard or if they are visible from a public street.
- More appropriate outdoor seating areas for backyards of traditional architectural styles are stone or brick terraces, patios, or pergolas designed to be compatible with the architectural style of the building.
- Unpainted, pressure-treated decks are not acceptable.
- If visible from a public street, decks must be compatible with the building and contain rails that are appropriate for the architectural style of the building.
- For buildings constructed after 1945, decks may be acceptable on a rear elevation if the design is compatible with the architectural style of the building.

OTHER ELEMENTS - (AP-2)

- Existing roofing material should be repaired or replaced in kind.
- Wood shingles, slate, architectural grade fiberglass shingles, textured concrete shingles, and standing seam metal roofs are permitted.
- Material replacement in-kind with no change to style or form does not require approval from the Architectural Review Board.
- Any exterior material change requires approval from the

Architectural Review Board.
- For other elements and color schemes not listed in this section, see New Buildings and Additions in the AP-2 above.

NEW BUILDINGS AND ADDITIONS - (AP-2)

New designs should contribute to existing buildings within the district. Additions and alterations should be compatible with existing building designs with the use of high-quality building materials.

- New buildings and additions should be constructed of brick, horizontal wood siding, stucco, or cementitious siding. Wood shingles may be appropriate depending on the specific design.
- Engineered wood products may be considered on a case-by-case basis.
- Materials such as vinyl, aluminum, metal siding, tiled-faced or ceramic-faced masonry units, synthetic stucco such as EIFS, and synthetic siding are not allowed.
- Wood siding should be horizontal with a six to eight-inch exposure.
- Side and rear elevations should relate to the design elements and materials of the front elevation.
- Any wall should be built of not more than two materials, and those materials should change along a horizontal line such as a floor line or gable end. The heavier material, such as brick, should always be below the lighter material, such as wood.
- Small additions may be constructed with the same type of siding on the building, provided it matches the existing siding material in color, size, and thickness.
- Synthetic trim may be allowed on a case-by-case basis.
- All wood siding, wood shingles, and wood trim shall be sealed with paint or an opaque stain.
- Mortar used for brick should be buff or gray. White mortar is not recommended.

DOORS - (AP-2)

- Entrance doors should be wood or fiberglass with panels or some variation thereof. Windows, sidelights, and transoms in entrance doors are permitted, provided that they are proportioned and appropriate to the specific style of the building.
- If entrance doors with windows have muntins, they must be on the exterior.
- Flush doors with applied trim are not permitted.
- Garage doors, utility doors, and service doors should be painted wood, steel, aluminum, or fiberglass and should correspond with the style of the building. For purposes of this section, utility and service doors are not located on the front of the structure.
- Storm doors should be made of painted wood or aluminum and have a full-view window. Storm doors should relate to the architectural character of the entrance.
- Screen doors should be made of wood or aluminum with full view, and may be shuttered if appropriate for the specific style of the building.

PORCHES, DECKS, TERRACES, STOOPS, AND RAILS - (AP-2)

- Porches with a narrow frontage should be no less than six feet deep, while porches with a wide frontage should be at least eight feet deep.
- Porches and stoops should be constructed of wood or brick and contain appropriate-sized columns and rails for the design.
- Terraces may be constructed using masonry elements that are consistent with the structure.
- Solid synthetic materials will be considered on a case-by-case basis. Material samples must be submitted with the application.
- Materials for railings maybe wood, wrought iron, steel, or aluminum and should be designed to complement the architectural design of the building. Solid synthetic rails will be considered on a case-by-case basis.
- Face nailed balusters to a bottom and top rail are not acceptable.
- Screened porches should be located on the side or rear of the building.
- Columns are preferred to be Tuscan or Doric orders, although other types exist within the area. When used, columns should have correct proportions and profiles as described in "The American Vignola" and other traditional pattern books.
- Columns may be made of wood, although high-quality fiberglass columns and cellular PVC are acceptable.
- All posts should be at least five inches in the least dimension.
- Wood columns and posts should be sealed with paint or opaque stain.
- Stoops at secondary entrances should be made of wood, brick, or concrete. If made of concrete, the sidewalls and stair risers should be faced with brick.

WINDOWS, STORMS, SHUTTERS, AND AWNINGS - (AP-2)

Windows contribute to the facade of a building and will be evaluated on (1) the pattern of the openings and their size; (2) proportions of the frame and sash; (3) configuration of window panes; (4) muntin profiles; (5) material; (6) paint color; (7) characteristics of the glass; and (8) details or decorative elements.

- Wood, vinyl-clad wood, or pre-finished aluminum-clad wood windows are allowed.
- High-quality synthetic windows may be approved on a case-by-case basis. Applicants must provide the AAMA/WDMA/CAS101/I.S.2/A440-11 certification reference, manufacturer's warranty (minimum 15-year), local examples of existing installation with a duration of at least five years, and how long the manufacturer has been in business (recommended length of business is at least as long as the warranty period).
- Simulated divided light windows must have muntins on the exterior.
- Windows should be rectangular single, double, or triple hung or operable casement type.
- Semi-circular, circular, or hexagonal windows are permitted but with minimal application and should be consistent with

the architectural character of the building.

- Windows on the ground floor should be the same proportion but slightly larger than windows on the upper floors.
- Window openings in upper floors should be centered directly over openings in the ground floor whenever possible.
- Openings in gable ends should be symmetrical.
- Window openings should be at least three feet from building corners.
- The total glazed area on the street frontage should not exceed 30 percent of the total surface.
- Storm windows should be full view and constructed of wood or aluminum.
- An energy panel (interior storms) is an alternative to exterior storms and does not require approval from the Architectural Review Board.
- Shutters maybe wood or high-quality composite material, sized to fit the opening with appropriate hardware. High-quality composite shutters may be approved on a case-by-case basis.
- Vinyl and metal shutters are not allowed.
- Shutters must be operable. Shutters face nailed to the side of a building are not allowed.
- Awnings, if used, must be made of fabric with side panels to cover the undercarriage. Vinyl and metal awnings are not allowed.

ROOFS - (AP-2)

The types of wood-framed roofs typically fall into the categories of symmetrical gables, gambrels, or hip roofs. Roof slopes are expressed as (y) inches of vertical rise : (x) feet of horizontal run. One-story primary roofs should have slopes not less than 7:12 and no steeper than 14:12. Two-story primary roofs may be as low as 4:12 and no steeper than 14:12. Secondary roofs may have slopes less than 7:12 depending on the material used (i.e., metal roof over porches can be less than 7:12, whereas a shingle roof should be not less than 7:12). On residential structures, flat roofs should be used only as occupiable areas directly accessible from the outdoors. These must have appropriate parapets and railings.

- Wood shingles, slate, architectural grade fiberglass shingles, metal shingles, high-quality synthetic slate, textured concrete shingles, and standing seam metal roofs are permitted. High-quality synthetic slate roofs must meet the following minimum standards: Impact UL 2218-Class 4, Accelerated Weathering ASTM 4798—little or no color changes, and Freeze-thaw ICC-ES Acceptance Criteria ACO7 Section 4.9—no crazing, cracking, or other adverse surface changes, which must be provided with the application.
- Shiny metal roofs, exposed aluminum or exposed galvanized metal roofs, ceramic or synthetic ceramic roofing tiles, stamped metal decorative roofing panels, flat roofs, plastic, vinyl, or other synthetic types of roofs are not permitted.
- Metal roofs may be appropriate for porch roofs or ancillary elements and should be copper or Galvalume type. Other

colors may be acceptable on a case-by-case basis.
- Non-glossy colored anodized metal roofs should be gray, black, brown, dark green, or other earth tones. Flashing may be copper, lead, vinyl, or anodized aluminum.
- Copper roofs, gutters, and flashing should not be painted or sealed but should be permitted to age naturally.
- Gable roof ends should have a minimum overhang of 12 inches.
- Single plane pitch roofs, i.e., shed roofs for houses, shall not be used on the main house but can be used on wings.
- Roof penetrations should be on the rear slope of roofs and painted to match the color of the roof. Skylights should be mounted on the rear slope of the roof, colored to match the roof, and not be visible from the street.
- Dormers should have gabled, hipped, or shed roofs.
- Shiny metal roof vents, fireplace stacks, plumbing vents, or other pipes are not acceptable.
- Gutters and downspouts should be made of copper or aluminum and may be half-round or ogee. Where gutters are not used, it is recommended that brick, concrete, or gravel be placed at the drip line.

SOLAR FACILITIES - (AP-2)

- Only facilities located on the roof are allowed.
- Facilities shall not be visible from the Colonial Williamsburg Historic Area (CW).
- The use of solar roof tiles, laminates, glazing, and other technologies requiring the removal of intact historic fabric or permanently altering or damaging such fabric should be avoided.
- Solar panels should not project greater than 12 inches above the existing roof surface and should not be visible above the roof line of a primary facade.
- Solar panels and their support structures should be compatible with the existing roof color.
- Consider placing solar panels on an existing, non-historic addition or accessory structure, thereby minimizing the impact of solar installation on the significant features of the historic resource as well as specifically protecting historic fabric against alteration.
- To the greatest extent possible, avoid placing solar panels on street-facing walls or roofs, including those facing side streets. Installations below and behind parapet walls and dormers or on rear-facing roofs are encouraged.
- Solar panels should not require alterations to significant or character-defining features of a historic resource, such as altering existing roof lines or dormers. Avoid installations that obstruct views of significant architectural features, such as overlaying windows or decorative detailing.

CHIMNEYS - (AP-2)

- Chimneys can be used but are not required. They should be constructed of brick. A modern-designed building may construct chimneys with the same material as the siding of the building, painted to match the building.
- Stucco is not permitted.
- Chimneys should be capped to conceal spark arresters.
- Primary chimneys should be rectilinear in design and should have a corbelled termination in keeping with existing types.

OUTBUILDINGS - (AP-2)

- Outbuildings must meet the same criteria (i.e., walls, openings, roof, etc.), as noted above for the main building.
- Metal outbuildings are not permitted.



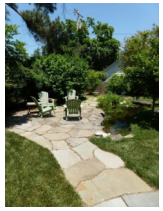
FENCES - (AP-2)

- Wood, aluminum, and wrought iron fences that are in keeping with a residential scale are permitted. The maximum height allowed for fences located in a front yard is four feet, with up to six feet being allowed for a side or rear yard.
- Solid synthetic materials may be considered on a case-by-case basis.
- Salt-treated wooden fences must be painted or stained.
- Chain-link, wire, plastic, and vinyl fences are not permitted.
- The finished side must face the street and/or adjoining properties.
- Fences should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites.
- Fences that disrupt the harmony of the streetscape by breaking up established architectural rhythms are discouraged.

SITE ELEMENTS, SITING, AND LANDSCAPE FEATURES - (AP-2)

- Site elements should contribute to the site's character and not detract from the site's principal architectural features and should be compatible with adjacent sites.
- Mechanical equipment and trash facilities should be located in a side or rear yard and screened with a fence that must be stained or painted to match the building.
- Landscape features above grade, but less than three feet in height may be constructed of timber, brick, or stone.
- Retaining walls (three feet or greater), if visible from the street, shall be constructed of brick. Retaining walls not visible from the street may be constructed of brick, stone, or timber. If rails are required, they should be constructed of wrought iron or aluminum and colored to blend in with the building.
- Site furnishings such as tables, chairs, benches, planters, flower pots, light poles, trash containers, bike racks, and similar furnishings for commercial properties must be submitted and approved by the Board. Single-family residential site furnishings do not require approval from the Board.





SMALL CELL WIRELESS FACILITIES-(AP-2)

- Facilities located on the interior of a building are permitted. Facilities not visible from the Colonial Williamsburg Historic Area (CW) or from a public right-of-way may be allowed if appearance and screening requirements are designed as outlined in the Design Review Guidelines. Co-location on utility poles may be permitted if appearance and screening requirements are designed as outlined in the Design Review Guidelines.
- Facilities shall not be visible from the Colonial Williamsburg Historic Area (CW) or a public right-of-way. Facilities shall be painted the same color as the structure for facilities affixed to the exterior of a building. All surfaces must contain a matte finish. Co-location on utility poles on private property must be painted to match the utility pole color. No shiny or reflective surfaces shall be allowed.
- Screening may be required for facilities. If required, screening shall match the existing building material. If there is no existing building, the facility must be screened with a wooden privacy fence not to exceed six feet in height. Salt-treated wooden fences must be painted or stained with the finished side of the fence facing the street and/or adjacent properties.

PAINT - (AP-2)

- Painted siding and trim should be limited to two colors from the approved color palette unless The Architectural Review Board approves additional colors on a case-by-case basis. A third color from the approved colors may be used for shutters and doors.
- Brick that is bright red, orangish-red, pink, light red, or other colors may not be acceptable. Brick color should be a through-the-body color.
- Pink siding, bright silver, red, bright green or blue, or colors that are visually out of character for the area and architectural style are not acceptable.
- Wood fences and decks must be painted or stained to compliment the site.
- Existing single-family dwellings or commercial buildings may duplicate or match existing color schemes without approval from the Architectural Review Board.
- Architectural Review Board approval is not required for the painting of existing painted surfaces on single-family detached dwellings when the owner uses no more than three colors from the Benjamin Moore Colonial Williamsburg color palette.
- The Architectural Review Board must approve any new color schemes for commercial buildings. New color schemes should respect the architectural style and existing signage colors for the building.

McLendon House (2013)
306 Page Street

Klapper House (1953, 83, 18)
122 Indian Springs Road

Thad Hall House (1926, 84, 90, 91)
517 Richmond Road

ACCEPTABLE COLORS FOR SIDING, DOORS, SHUTTERS, TRIM, AND WINDOWS - (AP-2)

Buildings shall be stained or sealed with a natural earth tone or painted using colors from the following Benjamin Moore Williamsburg color palette. These colors are approved for use on the entire structure.

White and Tan Color Range

Harwood Putty CW-5
Parish White CW-15
Williamsburg Stone CW-25
Palace Tan CW-35
Prentis Cream CW-100
Cornice Tan CW-115
Brush Beige CW-125
Timson Sand CW-140
Randolph Bisque CW-185
Chowning's Tan CW-195
Wythe Tan CW-415
Capitol White CW-10
Geddy White CW-20
Market Square Shell CW-30
Lime White CW-95
Bracken Cream CW-105
Bracken Biscuit CW-120
Coffeehouse Tan CW-130
Brick House Tan CW-145
Raleigh Tan CW-190
Byrd Beige CW- 365
Bruton White CW-710

Brown and Black Color Range

Raleigh Sorrell CW-135
Dixon Brown CW-160
Coffeehouse Chocolate CW-165
Tarpley Brown CW-170
Reid Brown CW-260
Charlton Brown CW-265
Lampblack CW-695

Gray Color Range

Tavern Gray CW-40
York Gray CW-45
Tyler Gray CW-50
Finnie Gray CW-55
Cole Stone CW-60
Randolph Stone CW-75
Carter Gray CW-80
Tavern Charcoal CW-90
Palace Pearl CW-650
Slate CW-700
Tucker Gray CW-705
Bone Black CW-715

Green Color Range

Timson Green CW-470
Bassett Hall Green CW-480
Levingston Green CW-490
Waller Green CW-510

Red Color Range

Carriage Red CW-250
Palace Arms Red CW-255
Nicholson Red CW-270

Blue Color Range

Wetherburn's Blue CW-580
Apollo Blue CW-645
Chiswell Blue CW-660

Yellow and Gold Color Range

Ludwell White CW-275
Sweeney Yellow CW-370
Tavern Ochre CW-375
Massicot CW-380
Coffeehouse Ochre CW-385
Bryan Ochre CW-390
Governor's Gold CW-395
Chamber Yellow CW-410
Wythe Gold CW-420
Scrivener Gold CW-430
Everard Gold CW-435

ACCEPTABLE DOOR, SHUTTER, TRIM, AND WINDOW COLORS- (AP-2)

These colors are acceptable for limited use and are not allowed for the body or siding of a structure.

White and Tan Color Range

Calcite CW-110
Franklin White CW-200
Galt Peach CW-210

Brown and Black Color Range

Everard Coffee CW-150
Revolutionary Storm CW-155
Tucker Chocolate CW-175
Bucktrout Brown CW-180
Walnut CW-240
Mopboard Black CW-680
Bone Black CW-715

Gray Color Range

Gunsmith Gray CW-65
Pelham Gray CW-70
Randolph Gray CW-85
Powell Smokehouse CW-360
Pearl CW-640
Powell Gray CW-665
Ambler Slate CW-685
Bracken Slate CW-690
Geddy Gray CW-720

Green Color Range

Gloucester Green CW-440
Burwell Green CW-445
Greenhow Moss CW-450
Palmer Green CW-475
Burgess Green CW-485
Russell Green CW-495
Nicholson Green CW-500
Windsor Green CW-505
Sea Green CW-515
Palace Green CW-520
Raleigh Green CW-525
Colonial Verdigris CW-530
Buffet Green CW-535
Goodwin Green CW-555

Red Color Range

St. George Red CW-245
Cornwallis Red CW-315
Dragons Blood CW-320
Cochineal Red CW-330
King's Red CW-335
Greenhow Vermillion CW-340

Blue Color Range

Everard Blue CW-575
Bracken Blue CW-600
Randolph Blue CW-615
Finley Blue CW-620
Prussian Blue CW-625
Washington Blue CW-630
Brush Blue CW-675

Yellow and Gold Color Range

Moir Gold CW-280
Gamboge CW-285
English Ochre CW-290
Damask Yellow CW-400
Damask Gold CW-400